2 4S 1E P-2-M-83B
17 ACRES COM AT NW COR OF
SEC 2

MELINDA H YOUNG TRUST/YOUNG MELINDA H
1009 BRANDT DRIVE
TALLAHASSEE, FL 32308

2024

02-4S-01E-000-05548-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM	1	MKT AREA	07
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

169 FIRE ESCAPE RD, ST MARKS

BLD DATE	07/01/2010	KLSR	LGL DATE		
XF DATE	10/19/2021	JSJS	LAND DATE	10/19/2021	JSJS
INC DATE			AG DATE		

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	29,875
SOH/AGL Deduction	21,197
ASSESSED VALUE	8,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,678
TOTAL JUST VALUE	100,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

REMOVED VAC RES LAND LINE
REMOVE LF YOUNG JR -REPLACE WITH MELINDA YOUNG PAR
CORRECT LAND LINE
2022 AG RENEW RECD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN22-00023	MOD TO TOWER		08/24/2022
19000102	MOD-CO	0	11/15/2019
18000755	TOWER REPAIR	0	08/22/2018
18000058	TOWER-CO	0	01/31/2018
17000964	TOWER	0	08/09/2017
024033	ELEC	0	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0515	8/09/2024	WD	U	V	30	100
GRANTOR: BENUS FARM LLC						
GRANTEE: MELINDA H YOUNG TRU						
0545/0480	7/01/2004	WD	U	I		100
GRANTOR: HARVEY						
GRANTEE: BENUS						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	009101	C	UTILITY TOWE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	325.00	325.00	4,875							

REVIEW DATE 10/19/2021 BY JSJS Total Acres: 16.00 Total Land Value: 29,875 Market: 75,000 Agricultural: 4,875 Common: 25,000 PRINTED 04/01/2026 BY SYS